



City of Norman, OK

Meeting Agenda - Draft

Planning Commission

Municipal Building
Council Chambers
201 West Gray Street
Norman, OK 73069

Thursday, March 13, 2014

6:30 PM

City Hall

NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

1 ROLL CALL

2 ELECTION OF CHAIR FOR 2014

NON-CONSENT ITEMS

3 TMP-52 Approval of the February 13, 2014 Regular Session Minutes

Action Needed: Approve the minutes as submitted, or as corrected.

4 Shay Development - East Lindsey Street

4a R-1314-98 Shay Development requests amendment of the NORMAN 2025 Land Use and Transportation Plan from Future Urban Service Area to Current Urban Service Area for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Attachments: 2025 Map
 Staff Report
 Pre-Development Summary
 Greenbelt Commission Comments

4b O-1314-35 Shay Development requests rezoning from A-2, Rural Agricultural District, to R-1, Single Family Dwelling District, for property located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Attachments: Location Map
 Staff Report
 Preliminary Plat - Stone Lake
 2-13-14 PC Minutes - Postponement

- 4c** PP-1314-13 Consideration of a Preliminary Plat submitted by Shay Development (Morris Engineering & Surveying) for STONE LAKE ADDITION, generally located on the south side of Lindsey Street approximately ½ mile east of 24th Avenue S.E.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-98, Ordinance No. O-1314-35, and PP-1314-13, the Preliminary Plat for STONE LAKE ADDITION, to City Council.

Attachments: Location Map
 Preliminary Plat - Stone Lake
 Staff Report
 Transportation Impacts
 2-13-14 PC Minutes - Postponement

5 **Billy & Diana Loch - 5451 Broadway**

- 5a** R-1314-110 Billy and Diana Loch request amendment of the NORMAN 2025 Land Use and Transportation Plan from Country Residential to Very Low Density Residential Designation for property located at 5451 Broadway.

Attachments: 2025 Map
 Staff Report
 Pre-Development Summary
 Greenbelt Commission Comments

- 5b** O-1314-42 Billy and Diana Loch request rezoning from A-2, Rural Agricultural District, to A-1, General Agricultural District, for property located at 5451 Broadway.

Attachments: Location Map
 Staff Report
 Preliminary Plat - Sycamore Acres

- 5c** PP-1314-14 Consideration of a Preliminary Plat submitted by Billy & Diana Loch (Ron Smith/Centerline Services, L.L.C.) for SYCAMORE ACRES, for property located at 5451 Broadway.

Action Needed: Recommend adoption or rejection of Resolution No. R-1314-110, Ordinance No. O-1314-42, and PP-1314-14, the Preliminary Plat for SYCAMORE ACRES, to City Council.

Attachments: Location Map
 Preliminary Plat - Sycamore Acres
 Staff Report
 Transportation Impacts

6 Inez Strategier - 4903 East Alameda Street

- 6a O-1314-38** Inez Strategier requests rezoning from A-2, Rural Agricultural District, to A-1, General Agricultural District, for property located at 4903 E. Alameda Street.

Attachments: Location Map
 Staff Report
 Certificate of Survey

- 6b COS-1314-4** Consideration of a Norman Rural Certificate of Survey submitted by Inez Strategier (VMI Inspection, Inc.) for STRATEGIER ACRES, for property generally located at 4903 East Alameda Street.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-38 and COS-1314-4, the Rural Certificate of Survey for STRATEGIER ACRES, to City Council.

Attachments: Location Map
 Certificate of Survey
 Staff Report
 Greenbelt Commission Comments

7 Madole Family Revocable Trust - Cedar Lane Road

- O-1314-39** Madole Family Revocable Trust requests rezoning from A-2, Rural Agricultural District, to A-1, General Agricultural District, for approximately 25.6 acres of property generally located on the north side of Cedar Lane Road between 12th Avenue S.E. and the BNSF Railroad.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-39 to City Council.

Attachments: Location Map
 Staff Report
 Written Description
 Plat
 Pre-Development Summary

8 Norman New Life Bible Church - 3308 Broce Court

- O-1314-40** Norman New Life Bible Church requests Special Use for a Church, Temple or

other Place of Worship for property currently zoned I-1, Light Industrial District, located at 3308 Broce Court.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-40 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Site Plan](#)
[Site](#)
[Interior Layout](#)
[Pre-Development Summary](#)

9 Chad & Helen Bartlett - 2101 West Boyd Street

O-1314-41 Chad and Helen Bartlett request Special Use for a Church, Temple or other Place of Worship and Special Use for a Child Care Facility for property currently zoned R-1, Single Family Dwelling District, located at 2101 West Boyd Street.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-41 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[Written Description](#)
[Aerial Photo](#)
[Site Plan](#)
[Pre-Development Summary](#)

10 Ben L. Graves - Right-of-Way Closure

O-1314-37 Ben L. Graves requests closure of the statutory right-of-way of 12th Avenue S.E. within 2620 and 2638 South Classen Boulevard.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-37 to City Council.

Attachments: [Location Map](#)
[Staff Report](#)
[2620 Survey](#)
[2638 Survey](#)
[ATT Letter](#)
[OGE Letter](#)

11 Zoning Ordinance Amendment

O-1314-15 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 419, NON-CONFORMING USES; AMENDING SECTION 431.7 BY CLARIFYING THE LOCATION OF OFF-STREET PARKING SPACES, NOTICE PROVISIONS AND PENALTIES FOR NON-COMPLIANCE; AMENDING SECTION 441, THE BOARD OF ADJUSTMENT; AMENDING SECTION 450, DEFINITIONS, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Action Needed: Recommend adoption or rejection of Ordinance No. O-1314-15 to City Council.

Attachments: Staff Report
 O-1314-15 Zoning Ord

INFORMATIONAL ITEMS

12 R-1314-112 Presentation of the Comprehensive Transportation Plan (Draft) and Public Meeting.

13 MISCELLANEOUS DISCUSSION**14 ADJOURNMENT**